

MAIL TAX BILLS TO:  
RONALD AUSTGEN, Trustee  
6400 W. 152nd Court  
Lowell, IN 46356

99085858

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

99 OCT 19 AM 9:40

MORRIS W. CARTER  
RECORDER

QUIT-CLAIM DEED

THIS INDENTURE WITNESSETH that RONALD AUSTGEN of Lake County, in the State of Indiana;

RELEASES AND QUIT CLAIMS to RONALD AUSTGEN as Trustee of the Ronald Austgen Trust dated the 25th day of September, 1997;

for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Part of the Northeast Quarter of Section 2, Township 33 North, Range 9 West of the 2nd P.M., and Part of the Northwest Quarter of Section 1, Township 33 North, Range 9 West of the 2nd P.M., more particularly described as follows: commencing at a point on the East line of said Section 2 and 615 feet North of the Southeast corner thereof; thence West at right angles a distance of 10 feet; thence Northwesterly along a curve to the right with a radius of 173.29 feet, a distance of 114.93 feet; thence continuing Northwesterly tangential to the aforescribed curve a distance of 25.07 feet; thence Northeasterly with an interior angle of 110 degrees 44 minutes 45 seconds a distance of 191 feet, more or less, to the Southerly Shore of Lake Dalecarlia; thence Southeasterly along the Southerly Shore of Lake Dalecarlia a distance of 137 feet to a point 50 feet Southeasterly of the West line of the Northwest Quarter of Section 1, Township 33 North, Range 9 West of the 2nd P.M., thence Southwesterly to a point on the West line of the Northwest Quarter of said Section 1, said point being 625 feet North of the Southwest corner thereof, thence South 10 feet to the point of beginning, in Lake County, Indiana.

AND

A part of the East 1/2 of the Northeast 1/4 of Section 2 and a part of the West 1/2 of the Northwest 1/4 of Section 1, in Township 33 North, Range 9 West of the 2nd P.M. described as follows: Commencing at the Northwest corner of said East 1/2 of the Northeast 1/4 of Section 2, thence S 88° 47' 21" E. along the North line of said Section 2, 116.97 feet to the center of Cedar Creek, thence S 71° 51' 30" E. along said centerline, 391.25 feet, thence S 65° 04' 23" E. along said center line, 94.05 feet, thence S 46° 00' 46" E. along said centerline, 147.54 feet, thence S 62° 10' 10" E. along said centerline, 120.05 feet, to the centerline of Lake Dalecarlia, thence N 79° 51' 27" E. along said centerline 164.92 feet, thence S 57° 58' 08" E. along said centerline, 267.56 feet, thence S 4° 32' 35" E. along said centerline, 230.61 feet, thence S 23° 28' 46" E. along said

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER.

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PETER BENJAMIN  
LAKE COUNTY AUDITOR

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centerline, 223.04 feet, thence S 41° 04' 26" E. along said centerline, 301.11 feet, thence S 5° 48' 35" W. along said centerline 293.60 feet, thence S 13° 46' 05" E. along said centerline, 183.87 feet, thence S 43° 36' 46" E. along said centerline, 96.29 feet, thence S 79° 53' 50" E. along said centerline, 251.78 feet, thence S 70° 53' 01" W. 126.70 feet, to the Northeast corner of Lot 8 in Sherwood South, as shown in Plat Book 38, page 93, in the Records Office of Lake County, Indiana, thence S 86° 15' W. 335.00 feet, thence N 76° 53' 47" W. 81.95 feet, thence N 41° 40' 50" W. 122.77 feet, thence S 45° 00' 00" W. 238.00 feet, thence N 0° 00' 00" E. 11.07 feet, thence N 44° 14' 30" W. 370 feet, (368.42 feet calculated), thence N 9° 50' 30" W. 259.60 feet (270.11 feet calculated), to the North line of the Southeast 1/4 of the Northeast 1/4 of Section 2, thence N 89° 06' 12" W. along the North line of the Southeast 1/4 of the Northeast 1/4 of Section 2, 715.13 feet to the Northwest corner of said Southeast 1/4 of the Northeast 1/4, thence N 0° 18' 56" W. along the West line of the East 1/2 of the Northeast 1/4 of said Section 2, 1250.43 feet to the place of beginning, containing 39.032 acres more or less, in Lake County, Indiana.

AND

Lot 5, Sherwood South, as shown in Plat Book 38, page 93, in Lake County, Indiana, EXCEPTING therefrom that part of said Lot 5, lying within the following described tract; Part of the Southeast 1/4 of the Northeast 1/4 of Section 2, Township 33 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows: Beginning at the Southwest Corner of the East 10 acres of said 1/4 1/4 Section; thence East along the South line thereof to the Southeast corner of said 1/4 1/4 Section; thence North along the East line of said 1/4 1/4 Section 585 feet; thence West at right angles 85 feet; thence deflecting 38° to the right Northwesterly to a point on the Westerly line of a tract of land conveyed to Sheridan E. Ruge and Mary A. Ruge, husband and wife, by Warranty Deed dated May 21, 1955 and recorded June 3, 1955 in Deed Record 999 page 27; thence Southerly along said Westerly line to the point of beginning, all in Lake County, Indiana.

That part of Lot 5, Sherwood South, as shown in Plat Book 38, page 93, in Lake County, Indiana, lying within the following described tract: Part of the Southeast 1/4 of the Northeast 1/4 of Section 2, Township 33 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows: Beginning at the Southwest Corner of the East 10 acres of said 1/4 1/4 Section; thence East along the South line thereof to the Southeast corner of said 1/4 1/4 Section; thence North



along the East line of said 1/4 1/4 Section 585 feet; thence West at right angles 85 feet; thence deflecting 38° to the right and Northwesterly to a point on the Westerly line of a tract of land conveyed to Sheridan E. Ruge and Mary A. Ruge, husband and wife, by Warranty Deed dated May 21, 1955 and recorded June 3, 1955 in Deed Record 999 page 27; thence Southerly along said Westerly line to the point of beginning, all in Lake County, Indiana.

AND

Lots 7 & 8 in Sherwood south, as shown in Plat Book 38, Page 93, in Lake County, Indiana.

AND

Lot 11, Block 3, and the East 25 feet of vacated East Street adjoining said Lot 11 on the West, as evidenced in Commissioner's Record 70, page 321, dated June 17, 1969, Holzworth's Addition to the Town of Ross, as shown in Miscellaneous Record "A", page 482, in Lake County, Indiana.

AND

Lots 1 and 2 in Lake Addition, as per plat thereof, recorded in Plat Book 41 page 5, in the Office of the Recorder of Lake County, Indiana.

AND

Parcel 1: Lots 19-23, both inclusive, in Block 2, and the East Half of vacated North-South alley adjoining said lots on the West, and the West Half of vacated Bryan Street adjoining said Lots on the East in Caldwell's 11th Addition, in the City of Gary, as per plat thereof, recorded in Plat Book 9 page 21, in the Office of the Recorder of Lake County, Indiana.

Parcel 2: Lots 36-40, both inclusive, in Block 2, and the West Half of the vacated North-South alley adjoining said Lots on the East, and that part of the vacated East Half of Lee Street adjoining said Lots on the West, as evidence in Confirmatory Resolution No. 40007B, recorded September 25, 1978 as Document No. 492103 in Caldwell's 11th Addition, in the City of Gary, as per plat thereof, recorded in Plat Book 9 page 21, in the Office of the Recorder of Lake County, Indiana.

Parcel 3: Lots 19-23, both inclusive, in Block 3, and that part of the vacated West Half of Lee Street adjoining said Lots on the East, and that part of the vacated East Half of the North-South

alley adjoining said Lots on the West as evidenced in Confirmatory Resolution No. 40007B, recorded September 25, 1978 as Document No. 492103 in Caldwell's 11th Addition, in the City of Gary, as per plat thereof, recorded in Plat Book 9 page 21, in the Office of the Recorder of Lake County, Indiana.

Parcel 4: Lots 36-40, both inclusive, in Block 3 and that part of the vacated West Half of the North-South alley adjoining said Lots on the East and that part of the vacated East Half of Dewey Street, adjoining said Lots on the West, as evidenced in Confirmatory Resolution No. 40007B, recorded September 25, 1978 as Document No. 492103 in Caldwell's 11th Addition, in the City of Gary, as per plat thereof, recorded in Plat Book 9 page 21, in the Office of the Recorder of Lake County, Indiana.

AND

**This Document is the property of**  
Part of the Northeast Quarter of the Southeast Quarter of Section 2, Township 35 North, Range 9 West of the Second Principal Meridian, lying South of the Chesapeake and Ohio Railroad Right of Way and Easterly of a line drawn from the Southwest corner of said Northeast Quarter of the Southeast Quarter to the Northeast corner of said tract, more particularly described as: Commencing at the intersection of the North line of the public highway and the West line of the East 420.70 feet of the said Northeast Quarter of the Southeast Quarter; thence North 81 degrees East along the North line of said public highway, a distance of 44.79 feet; thence North 2 degrees 26 minutes 14.5 seconds West on the West line of the East 376.20 feet of the said Northeast Quarter of the Southeast Quarter a distance of 223.74 feet; thence North 4 degrees 27 minutes 16 seconds West, a distance of 107.06 feet; thence North 67 degrees 24 minutes 34.5 seconds West a distance of 43.88 feet to the West line of the East 420.70 feet of the said Northeast Quarter of the Southeast Quarter; thence South 2 degrees 16 minutes 29 seconds East along the West line of said East 420.70 feet of said Northeast Quarter of the Southeast Quarter a distance of 354.80 feet to the place of beginning all in the Town of Griffith, in Lake County, Indiana; and

Lot 1, U-Lock Subdivision to the Town of Griffith, as shown in Plat Book 50, page 25, in Lake County, Indiana.

AND

Parcel 1: Lot 1, Stamper's First Addition to the Town of Griffith, as shown in Plat Book 42, page 27, in Lake County, Indiana.



Parcel 2: Part of the Northeast Quarter of the Southeast Quarter of Section 2, Township 35 North, Range 9 West of the 2nd Principal Meridian, commencing at the point of intersection of the center line of Colfax Avenue and Austgen Road (Reder Road), which is North 45 degrees East 247.85 feet from the Southwest corner of the Northeast Quarter of the Southeast Quarter of said Section; thence Easterly along the center line of Austgen Road (Reder Road), 237.95 feet; thence North 235.5 feet to the East line of "School Lot" conveyed in Deed Record 41, page 287; thence South 85 degrees 34 minutes 55 seconds West, 149.81 feet to the center line of Colfax Avenue; thence Southwesterly along the center line of Colfax Avenue, 276 feet to the Point of Beginning, in the Town of Griffith, Lake County, Indiana.

AND

Lots 34 to 40, both inclusive, Block 16, original Town of Griffith, as shown in Plat book 2, page 45, in Lake County, Indiana.

AND

**STOP**

Parcel 1: The West 160.01 feet of a part of the North Half of the Southwest Quarter of Section 25, Township 33 North, Range 9 West of the 2nd P.M., described as follows: Commencing at the Northeast corner of Lot 70, as shown on the Recorded Plat of Woodland Manor Unit No. 1, thence East along the South line of Driftwood Drive extended East a distance of 330.0 feet to a line that is parallel to and 30 feet West of the East line of said North Half of the Southwest Quarter; thence South along said parallel line a distance of 168.59 feet, to the place of beginning; thence continue South along said parallel line a distance of 168.58 feet, more or less, to the South line of Woodland Manor Unit No. 1 extended East; thence West along said south line a distance of 330.02 feet, to the Southeast corner of Lot 73 in Woodland Manor Unit No. 1; thence North along the East line of Woodland Manor Unit No. 1 a distance of 167.65 feet; thence East a distance of 330.01 feet to the place of beginning, in the Town of Lowell, Lake County, Indiana.

Parcel 2: The East 170.01 feet of a part of the North Half of the Southwest Quarter of Section 25, Township 33 North, Range 9 West of the 2nd P.M., described as follows: Commencing at the Northeast corner of Lot 70, as shown on the Recorded Plat of Woodland Manor Unit No. 1, thence East along the South line of Driftwood Drive extended East a distance of 330.0 feet to a line that is parallel to and 30 feet West of the East line of said North Half of the Southwest Quarter; thence South along said

parallel line a distance of 168.59 feet, to the place of beginning; thence continue South along said parallel line a distance of 168.58 feet, more or less, to the South line of Woodland Manor Unit No. 1 extended East; thence West along said south line a distance of 330.02 feet, to the Southeast corner of Lot 73 in Woodland Manor Unit No. 1; thence North along the East line of Woodland Manor Unit No. 1 a distance of 167.65 feet; thence East a distance of 330.01 feet to the place of beginning, in the Town of Lowell, Lake County, Indiana.

AND

Part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 33 North, Range 9 West of the Second Principal Meridian, described as: Beginning at a point 907.5 feet West and 172.41 feet North of the Southeast corner of said Section, being the East line of premises conveyed to George N. Novak and George Miyata by Deed Recorded in Deed Record 1047, page 212; thence North along said East line of said property conveyed to Novak and Miyata, 413.22 feet to the center line of Commercial Avenue; thence Southeasterly along said centerline 565.2 feet; thence Southerly in a straight line 339.10 feet to a point on the North line of aforementioned property described in Deed Record 923, page 386, said point being 148 West of the Northeast corner of said tract described in Deed Record 923, page 386; thence West along the North line of said property described in Deed Record 923, page 386, which line is parallel to the South line of said Section 23 a distance of 531.96 feet to the point of beginning, EXCEPTING THEREFROM the following described land: Commencing at the Southeast corner of said Section 23, thence North 89 degrees 20 minutes 07 seconds West, 907.50 feet along the South line of said Section, to the East line of premises conveyed to George N. Novak and George Miyata by Deed recorded in Deed Record 1047, page 212; thence North 00 degrees 00 minutes 00 seconds East, along said East line 585.63 feet to the centerline of Commercial Avenue and the point of beginning; thence South 82 degrees 00 minutes 58 seconds, East along said centerline, 210.00 feet, thence South 4 degrees 43 minutes 14 seconds West, 180.29 feet, thence North 82 degrees 00 minutes 58 seconds West, 195.02 feet to said Novak and Miyata East line, thence North 00 degrees 00 minutes 00 seconds East, along said line 181.76 feet to the centerline of Commercial Avenue, and the Point of Beginning, in the Town of Lowell, Lake County, Indiana.

AND

Lot 1, Midtown Plaza Unit 1, an addition to the Town of Lowell as recorded in Plat Book 73, page 20.

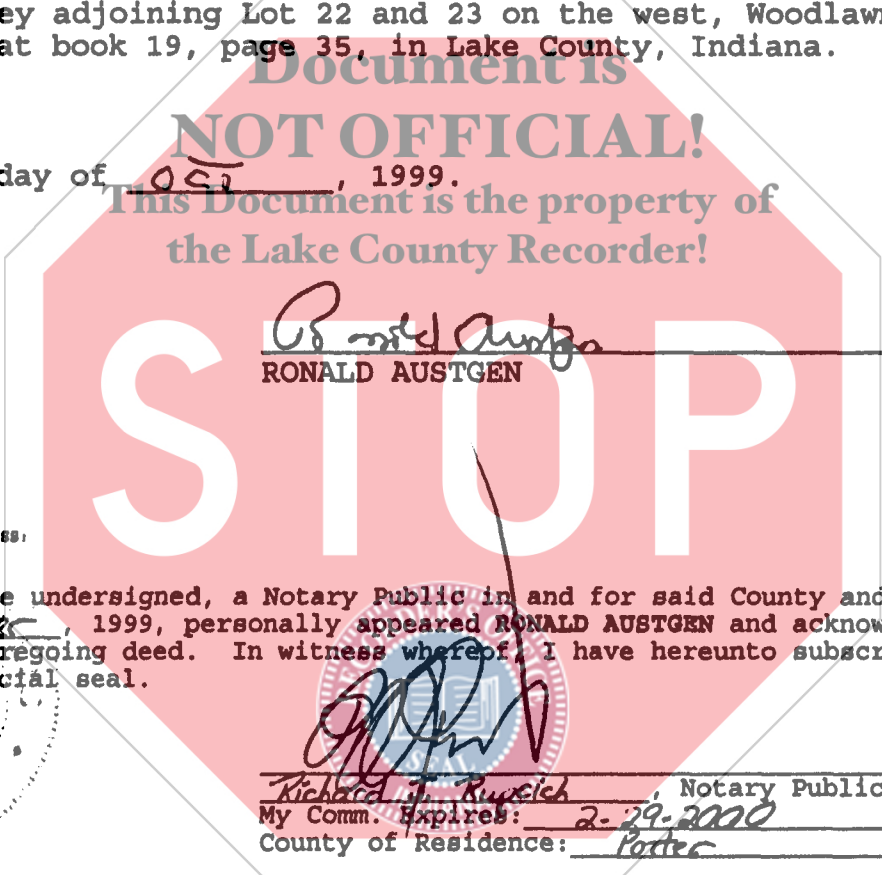
AND

Lot 10 in Block 13 in the Town of Ross, as per plat thereof, recorded in Miscellaneous Record "A", page 254 and 421, in the Office of the Recorder of Lake County, Indiana.

AND

Lots 22 and 23, Block 7, and that part of the east half of the vacated alley adjoining Lot 22 and 23 on the west, Woodlawn, as shown in plat book 19, page 35, in Lake County, Indiana.

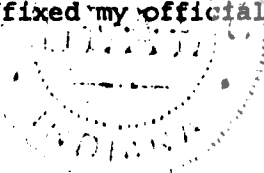
Dated this 1 day of Oct, 1999.



Ronald Austgen  
RONALD AUSTGEN

STATE OF INDIANA )  
COUNTY OF PORTER )ss.

1st Before me, the undersigned, a Notary Public in and for said County and State, this day of October, 1999, personally appeared RONALD AUSTGEN and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



Richard J. Ruppich, Notary Public  
My Comm. Expires: 2-29-2000  
County of Residence: Porter



This Instrument Prepared By: Richard J. Ruppich, BLACHLY, TABOR, BOZIK & HARTMAN  
56 S. Washington Street, Suite 401, Valparaiso, IN 46383  
219/464-1041